

MINUTES
BOARD OF SUPERVISORS
COUNTY OF YORK

Adjourned Meeting
March 4, 2003

5:30 p.m.

Meeting Convened. An Adjourned Meeting of the York County Board of Supervisors was called to order at 6:00 p.m., Tuesday, March 4, 2003, in the East Room, York Hall, by Chairman James S. Burgett.

Attendance. The following members of the Board of Supervisors were present: Walter C. Zarembo, Donald E. Wiggins, James S. Burgett, and Thomas G. Shepperd.

Sheila S. Noll was absent.

Also in attendance were James O. McReynolds, County Administrator; and James E. Barnett, County Attorney.

WORK SESSION

YORKTOWN ARCHITECTURAL GUIDELINES

Mr. J. Mark Carter, Assistant County Administrator, made a presentation on the Yorktown Historic District and Design Guidelines and talked of previous discussions and what led to the current effort. He reviewed the current proposal which has been reviewed and redrafted by the Planning Commission. Mr. Carter commended the Yorktown Design Committee members on their work in drafting the current proposal. He stated the purpose of the design guidelines is to protect Yorktown's unique character and ensure that new development is compatible with what is currently here and the history of Yorktown. He stated they also protect and enhance property values. Mr. Carter noted that the guidelines are based on the following five principles:

- ? Acknowledge and respect Yorktown's spirit of place, both physically and symbolically
- ? Take proper care of Yorktown's existing resources
- ? Make changes to existing resources with restraint
- ? Let what is old be dominant over the new
- ? Follow established design precedents

Mr. Carter then reviewed the changes to the document made by the committee and its recommendation to establish the Historic Yorktown Design Committee (HYDC).

Mr. Wiggins asked if there was any provision in the guidelines for changes to building products at a later date.

Mr. Carter indicated there is flexibility written into the guidelines to consider new products. If it is determined that the guidelines are not as flexible as necessary, the Committee can recommend an amendment. He then noted there are two elements to the proposal--Yorktown Historic District Overlay and the Yorktown Design Guidelines. The historic district overlay is a part of zoning ordinance; no change in allowable land uses (YVA); existing conditions are "grandfathered"; and the Historic Yorktown Design Committee reviews/implements the program. Certain actions would be considered exempt, others would be subject to review by the Zoning Administrator, and others would require review and approval by the Architectural Review Board. He provided examples of what would be considered exempt circumstances, what would require administrative approval, and what would require HYDC approval.

Discussion followed on the "grandfather" concept.

Mr. Carter then discussed the review process which he stated was like that for a public hearing but more informal. Mr. Carter reviewed the differences between today's requirements and the proposed guidelines. Two separate areas will be covered by the guidelines--the historic Yorktown core and the waterfront—which are further divided into three property types—pivotal, contributing, and non-contributing. He spoke of the areas addressed by the guidelines, including building orientation, lot coverage, façade proportions, window patterns, roof forms, materials, textures, and colors, and provided some examples of specific guidelines written into the document. Mr. Carter then addressed the impact on property values, stating the assessments would probably perform higher because of the guidelines; they provide stability which helps people make good property investments.

Chairman Burgett asked how many homeowners live in the historic district.

Mr. Carter indicated that 208 residents on about 85 lots live in the historic district.

Chairman Burgett stated he read the first document, and he felt the committee did a great job paring it down and making it much better. He stated he thinks it should be something that the residents in Yorktown can live with.

Mr. Wiggins noted it has been a very controversial subject for years. He stated he didn't know how the committee did it, but they did a good job, and the members have his appreciation.

Mr. Shepperd noted there is federal property involved and asked if there was any consideration given to having the Park Service participate in the committee.

Mr. Carter stated the Park Service has reviewed multiple versions of the document, including the current one. He noted the Park Service follows local guidelines where possible, but their requirements usually will be more strict than the County's.

By consensus the Board directed that an item for formal action on the Yorktown Architectural Guidelines be placed on a future agenda for the Board's consideration.

Meeting Adjourned. At 6:34 p.m. Chairman Burgett declared the meeting adjourned sine die.

James O. McReynolds, Clerk
York County Board of Supervisors

James S. Burgett, Chairman
York County Board of Supervisors